

Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Highway Officer: Adrian Martin
Our ref: HPBC/2026/016341
Your ref: HPK/2026/0083
Date: 13 March 2026

Dear Agatha Dutton

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Raised ridgeline of main roof to accommodate dormer to rear roof slope

LOCATION: Lyndair , 2 Watburn Road , New Mills , Derbyshire , SK22 4HH

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 **has no objection subject to conditions.**

Background

The application will increase the number of bedrooms at the property to five; however, there are currently three parking spaces available to the front of the property which does accord with DCC's parking guidance for a five bedroomed dwelling.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

A minimum of three parking spaces of to the front of the dwelling shall remain available in perpetuity.

Yours sincerely,

Adrian Martin

Transport Development Management